

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 6 April 2005

Item No:	02
Address:	Windmill House, Hambledon Road Denmead Waterlooville Hampshire PO7 6PS
Parish/Ward	Denmead
Proposal Description:	Demolition of windmill House and erection of 4 No: one bedroom, 4 No: two bedroom, 1 No: three bedroom and 3 No: four bedroom dwellings with new access
Applicants Name	Wilson Homes Ltd
Case No:	05/00110/FUL
W No:	W08537/02
Case Officer:	Mr Robert Ainslie
Date Valid:	10 January 2005
Delegated or Committee:	Committee Decision
Reason for Committee:	At the request of a councillor
Reason for Committee:	Parish Council submitted representations contrary to officer recommendation
Reason for Committee:	4 or more representations contrary to the Officer's recommendations have been received
Site Factors:	

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SITE LOCATION PLAN

Case No: 05/00110/FUL

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Proposal Description: Demolition of windmill House and erection of 4 No: one bedroom, 4 No: two bedroom, 1 No: three bedroom and 3 No: four bedroom dwellings with new access



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Site Description

- The application site is a detached property set within a spacious plot along Hambledon Road, a residential area characterised by a variety of different house types of varying sizes. A new development called The Geraniums is located to the north and north east of the site and is accessed to the north west of the application site. A narrow road is located to the south east boundary of the application site (Dando Road) where four properties are located together with an entrance to a caravan park.
- A number of trees are located within the site, however the site is fairly open and visible from Hambledon Road. A group of trees and vegetation along the north eastern boundary provide screening from the new properties. A small group of tall trees are located at the western corner of the site by the entrance to the Geraniums.

Relevant Planning History

- **W08537** Extension to garage - Application Permitted - 26/04/1985
- **W08537/01** Demolition of existing dwelling and garage and residential development consisting of 12 no. dwellings with associated garages and new access (OUTLINE) - Application Refused - 22/07/2004

Proposal

- The application is for a group of four dwellings to the rear part of the site together with eight flats located in two blocks to the front of the site facing Hambledon Road.
- The density of the development would be approximately 46 dwellings per hectare.
- The proposal provides for a parking within the site, adjacent to the front boundary and to the rear of flats 5-8. Garaging would be provided for the four dwellings to the rear.
- Access to the site would be from the new access road to the Geraniums, being opposite the property "Flowerfield" to the north east.
- A small grassed area would be formed adjacent to Plot 1 on the north boundary of the site which would link with the open area to the north in the new development.

Consultations

Engineers: Drainage:

- No objection subject to a suitable disposal point for storm water being agreed, Southern Water being satisfied that the existing foul sewer has the capacity to accept the flow generated from this development and building regs approval being granted

Engineers: Highways:

- No objection subject to conditions and amended plan showing build out feature removed as per safety audit report.

Environment Agency:

- No objection subject to suitable conditions

Environmental Health:

- No objection subject to conditions

Landscape:

- Important that important trees are retained and protected. Would be useful to have all the landscape details submitted as soon as possible and certainly before development commences.
- If requirements are met, approval is recommended

Trees

- No objection subject to suitable conditions

Southern Water:

- The point and details of the proposed connection to the public sewer will require the formal approval of Southern Water Services.

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- There are no public surface water sewers in the vicinity of the site. No surface water should be discharged to the foul sewer as this could cause flooding to downstream properties.

Representations:

Denmead Parish Council raise strong objection

- Overdevelopment, in that it would give rise to unsatisfactory plot sizes and to a cramped and congested layout.
- Size and shape of plot would not allow for development of a standard compatible with existing surrounding development and would therefore be detrimental to amenities of neighbourhood.
- Concern that this is another piecemeal development in village restricting the opportunity for the Planning Authority to see the whole picture. Parish Council asks that Winchester City Council seeks alternative schemes other than indicative plan showing 12 dwellings, purpose being to enable examination of options for low cost purchase such as part-equity ownership from Housing Associations. Parish Council keen to assist in providing opportunity for its young people to set up independent homes within parish.
- Concern that proposals would lead to the parking of vehicles on Hambledon Road which in turn, because of the close proximity of two schools, raises road safety issues, and if approved an undesirable precedent would be created, making it difficult to refuse further similar applications for properties on Hambledon Road

Letters of representations have been received from 11 Neighbours (and also a petition with 220 signatures)

- Overdevelopment of site, too high density.
- Cramped plots, out of keeping with neighbouring properties on Hambledon Road.
- Insufficient parking leading to more parking on Hambledon Road, detrimental to schools nearby.
- Gross urban style development adjacent to recently built "the Geraniums" in what was a rural village setting.
- Insufficient open space around flats for children to play
- Deeds on other property in Hambledon Road show a covenant stating no building should be erected less than 40 ft from Hambledon Road.
- Demolition of unique, structurally sound house, full of character & appropriate in its surroundings.
- Preservation order should be put on trees, some already having been felled.
- Dangerous precedent
- Anticipated traffic would exceed capabilities of Hambledon Road.
- 5 vehicular entries to Hambledon Road within 150 metres.
- Proposed traffic calming measures would now become out of date and useless as a tool in reducing traffic flow.
- Increased sewage and waste water adding to constraints to the drainage system. Recent flooding at Kidmore Lane because the drains cannot cope after heavy rain.
- Increased traffic caused by construction personnel during construction.
- Loss of light
- Overbearing outlook from neighbouring properties.
- Increased noise disturbance/pollution.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

- UB3, H7, H8

Winchester District Local Plan

- EN1, EN5, EN8, EN9, EN13, EN14, H1, H5, H7, T9, T11, T12, RT3

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP1, DP3, DP5, DP6, DP9, DP13, DP16, H2, H7, RT3

Supplementary Planning Guidance:

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- Achieving a Better Mix in New Housing Developments
- Technical Paper: Open Space Provision and Funding
- Guide to the Open Space Funding System
- Movement, Access, Streets and Spaces
- Parking Standards 2002

National Planning Policy Guidance/Statements:

- PPG 1 General Policy and Principles
- PPG 3 Housing
- PPG 13 Transport
- PPG 23 Planning and Pollution Control

Planning Considerations

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Detailed design
- Residential amenities
- Highways
- Public open space provision
- Comments on representations
- Drainage/flooding

Principle of development

- The application site falls within the settlement boundary of Denmead where residential development is considered broadly acceptable in principle in policy terms subject to specific site constraints. The proposed development therefore is considered to be acceptable in principle.

Impact on character of area

- The proposed development would inevitably have some impact, replacing a single dwelling within a sizeable plot. In addition, the flats would be set further forward than the existing dwelling, with views through to the proposed dwellings behind. The flats would appear somewhat prominent in the street scene in this location, however there is sufficient variety in styles of properties along Hambledon Road for these flats to not appear out of keeping. There are examples of larger properties along the road and the flats would not detract from the surrounding character. The height of the flats would not be greater than that of the existing dwelling.
- Whilst the properties to the immediate north west and south east of the site are single storey, there are 2 storey properties, notably Holmside, two properties away to the north west and also 2 groups of semi-detached dwellings to the south east beyond Green Trees and the presence of these two new blocks of flats would not appear an alien feature.
- The four dwellings to the rear would be similar in style to those recently built to the north and would not appear out of keeping with the surrounding locality.
- Whilst the density for the development is relatively high, the space between the flats together with the open areas to the front would not result in the development appearing cramped.

Detailed Design

- The flats would give the impression of single large properties from Hambledon Road and would not detract from the existing character of the area and have similar characteristics to other buildings in the locality. Traditional materials have been proposed to be incorporated so as to blend in with the area.
- The dwellings to the rear would follow design styles in the new Geranium development. Plot 1 would face towards the existing road and appear as part of this recent development.
- It is considered that the design of the proposed development would be acceptable.

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Residential Amenities

- The proposed buildings would inevitably be closer to surrounding properties, however the application site is bounded on three sides by roads which reduce the impact on these neighbouring properties somewhat.
- Whilst the development introduces first floor windows facing these neighbouring properties, they would face onto the front gardens of these neighbouring properties and would not overlook to such an extent as to justify refusal on this basis. The proposed dwellings at the rear of the site would overlook the properties in the Geraniums to a small extent, however given the distance between the properties and the existing vegetation on the boundary a refusal on this ground could not be sustained.
- The dwellings on the rear boundary are sufficiently set back from the properties in the Geraniums for there not to be a significant loss of light to these properties.

Highways

- The proposals are considered acceptable in highway terms and no objection has been raised with regard to access or parking provision. The highways recommendation is subject to a financial contribution being secured with regard to traffic management measures in Hambledon Road. The applicant has prepared a unilateral undertaking to this effect which is considered acceptable.

Public Open Space Provision

- The applicant has prepared a unilateral undertaking to make the necessary financial contribution towards Public Open Space provision, which is considered acceptable.

Comments on representations

- The issues raised in representations have been mainly addressed above, however the following points should be noted:-
- The proposed development does not require an element of affordable housing to be provided as the development is for less than fifteen houses, however the proposal does comply with Proposal H7 in that over half of the units are for one/two bed properties.
- A historic deed is not a material planning consideration, although it is acknowledged that this may be an issue for the developer to explore.
- Whilst it is acknowledged that Windmill House is a property of some character, it is not listed.
- Whilst there may be an increase in traffic from this site, it is not considered that this would result in significant increase in noise disturbance to nearby properties. The disturbance caused by construction traffic is not a material planning consideration

Planning Obligations/Agreements

In seeking the planning obligation(s) and/or financial contributions for public open space provision, and highway traffic management measures, the Local Planning Authority has had regard to the tests laid down in Circular 1/97 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Recommendation

APPROVE (provided the applicant is prepared to make the appropriate provision for public open space through the open space funding system) – subject to the following condition(s):

The Applicant forwarding an Amended Site Layout Plan showing the build out feature removed as per safety audit report.

APPROVE – subject to a Section 106/Section 278 Agreement/Unilateral undertaking for:

- 1. A financial contribution of £24,000 towards highway improvements**

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2. A financial contribution of £17,666 towards the provision of public open space through the open space funding system

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 Before development takes place fully annotated 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for door, windows, porticos, chimneys, eaves, rainwater gear, garden gates, garage doors, ramps, street lighting, boundary walls, and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

03 In the interests of visual amenity.

04 A detailed scheme for hard and soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme shall also specify hard and surface materials including their foundations and drainage. The scheme approved shall be carried out in the first planting season following the completion or first occupation of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

04 Reason: To improve the appearance of the site in the interests of visual amenity.

05 A landscape management plan, including long term objectives, management responsibilities, a long-term programme of maintenance and maintenance schedules for all hard and soft landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development.

05 To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal and public significance.

06 A full arboricultural method statement to include details of tree protection shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any demolition or construction activities in connection with the development hereby approved.

06 To retain and protect the trees which form an important part of the amenity of the area.

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07 Details of the width, alignment, gradient and type of construction proposed for the , roads together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before dwellings are occupiers.

07 Reason: To ensure that the roads are constructed to a standard.

08 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

08 In the interests of highway safety.

09 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of dwelling houses as residences.

09 To ensure the permanent availability of parking for the properties.

10 Before development commences details of the provision to be made for secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

10 To ensure adequate provision is made for cycles.

11 The method of piling foundations for the development shall be carried out in accordance with the scheme to be approved in writing by the Local Planning Authority prior to any development commencing.

11 The site is very sensitive with respect to groundwater and all precautions must be taken to prevent contamination of controlled waters.

12 The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

12 The site is in a very sensitive location with respect to groundwater, and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered.

13 Development shall not commence until a scheme to mitigate the effect of any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be based upon a detailed site investigation and assessment of the extent of any contamination present and shall specify the measures to be taken to avoid risks to the [public/buildings/environment] when the site is developed. This site investigation report is to be included with the scheme details. Unless agreed otherwise in writing by the Local Planning Authority the approved scheme shall be completed prior to the occupation of the buildings.

13 In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

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Informatives

01. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, H7, H8

Winchester District Local Plan Proposals: H1, H5, H7, EN1, EN5, EN8, EN9, EN13, EN14, T9, T11, T12, RT3

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP1, DP3, DP5, DP6, DP9, DP13, DP16, H2, H7

SPG - A Better Housing Mix supplementary planning guidance.

03. Under the Water Resources Act 1991, the prior agreement of the Environment Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.

If dewatering of the site and discharge of associated water is necessary during construction operations, the Environment Agency should be notified regarding the dewatering and consulted regarding the need for a discharge consent.